



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 30, 2014

Sara V. Mariska
Walsh, Colucci, Lubeley and Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA C-052-08

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 29, 2014, approving Proffered Condition Amendment Application PCA C-052-08 in the name of CESC Skyline LLC. The Board's action amends the proffers for Rezoning Application RZ C-052 previously approved for office development to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.58. The subject property is located at 5275 Leesburg Pike on approximately 5.25 acres of land zoned PDC, CRD, HC and SC, [Tax Map 62-3 ((1)) 38B], in the Mason District and is subject to the proffers dated July 17, 2014.

The Board also:

- Modified the eight foot asphalt trail along Leesburg Pike
- Modified the streetscape standard in favor of the planting shown on the PCA/FDPA Plan
- Reaffirmed a waiver of the service drive along Leesburg Pike
- Reaffirmed a waiver of the transitional screening and barrier requirements in favor of planting shown on the PCA/FDPA Plan and as conditioned

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

- Reaffirmed an increase in Floor Area Ratio (FAR) to a recognized existing 1.57 FAR

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Penelope Gross, Mason District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Michael Davis, Section Chief, Transportation Planning Division
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Ajay Rawat, Coordinator, Facilities Planning/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 29th day of July, 2014, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA C-052-08**

WHEREAS, CESC Skyline LLC, filed in the proper form an application to amend the proffers for RZ-C-052 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

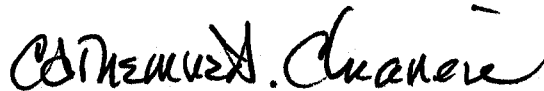
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mason District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 29th day of July, 2014.



Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFERS

PCA C-052-8/FDPA C-052-14

July 17, 2014

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, CESC Skyline LLC, (hereinafter referred to as the "Applicant") for itself, successor and assigns, in PCA C-052-8 and FDPA C-052-14, filed on property identified as tax map 62-3 ((1)) 38B (hereinafter referred to as the "Application Property"), hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves PCA C-052-8/FDPA C-052-14. All other existing proffers affecting the Application Property shall remain in full force and effect and are not modified by these proffers except where inconsistent, in which case these proffers shall supersede.

I. CONCEPTUAL/FINAL DEVELOPMENT PLAN

Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), development of the Application Property shall be in conformance with the Conceptual/Final Development Plan Amendment ("CDPA/FDPA") prepared by VIKA, Inc. dated November 14, 2013 and revised through July 15, 2014. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications to the CDPA/FDPA as requested by the Applicant may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on the CDPA/FDPA without requiring approval of an amended CDPA/FDPA provided such changes are in substantial conformance with the CDPA/FDPA as determined by the Zoning Administrator and do not decrease the amount and location of open space, landscaping, or distances to peripheral lot lines as dimensioned on the CDPA/FDPA. Said limitations shall not be applicable to modifications associated with public improvements.

II. USES

The following principal and secondary uses may be established on the Subject Property:

- Accessory Uses and Accessory Service Uses
- Business Service and Supply Establishments
- Eating Establishments
- Fast Food Restaurants
- Financial Institutions
- Health Clubs
- Medical Care Facilities
- Offices

- Personal Service Establishments
- Private Schools of Special Education
- Quick Service Food Stores
- Retail Sales Establishments

III. LANDSCAPING

Landscaping for the Application Property shall be provided as generally shown on the CDPA/FDPA. The exact number, size, and species of trees and other plant materials shall be submitted at the time of final site plan, minor site plan, and/or parking tabulation review, as may be applicable, and shall be subject to the review and approval of the Urban Forest Management Division (UFMD).

[SIGNATURE ON THE FOLLOWING PAGE]

{A0617409.DOC / 1 Proffers 07.17.14 (cln) 000099 000195}

APPLICANT/TITLE OWNER

CESC SKYLINE LLC

BY: Vornado Shenandoah Holdings, L.L.C.,
its sole economic member

By: Vornado Realty L.P.,
its managing member

By: Vornado Realty Trust,
its general partner

By: 

Mitchell N. Schear

Its: President - Vornado/Charles E.
Smith Washington, D.C. Division

FINAL DEVELOPMENT CONDITIONS

FDPA C-052-14

July 24, 2014

(as approved by the Planning Commission)

1. This Final Development Plan is subject to the provision of Article 17, Site Plans as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Final Development Plan shall be in substantial conformance with the approved Final Development Plan entitled "FDPA C-52-14 / PCA C-52-8 OB-1 (Sky 7) – Lot 38 B, Skyline Subdivision", consisting of one sheet and prepared by VIKA Virginia, LLC, which is dated November 14, 2013 and revised through July 15, 2014, and these conditions.
2. In the event that this site is selected as the future streetcar project terminus station location, conflicting parking shall be removed and/or relocated from the Leesburg Pike frontage in consultation with DPZ and FCDOT. If necessary, the applicant shall accommodate for this lost parking within the greater Skyline development in accordance with the approved 25% parking reduction granted in 1993, as may be amended by the Board of Supervisors.
3. The applicant shall provide directional signage, as depicted on Exhibit A to the satisfaction of FCDOT, throughout the site.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

FDPA C-52-14 / PCA C-52-8 OB-1 (SKY 7)-LOT 38B SKYLINE SUBDIVISION

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

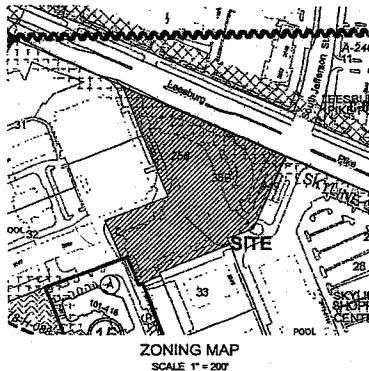
NOVEMBER 14, 2013

JANUARY 31, 2014

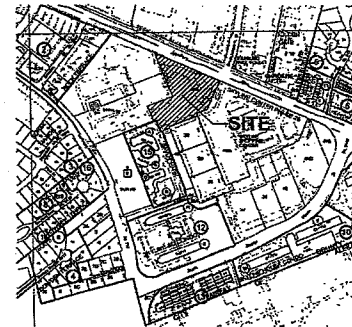
MAY 22, 2014

JUNE 23, 2014

JULY 15, 2014



ZONING MAP
SCALE 1" = 200'



VICINITY MAP
SCALE 1" = 500'
TAX MAP 62-3-001-38B

APPLICANT:

CESC SKYLINE LLC
c/o VORNADO/CHARLES E. SMITH
2345 CRYSTAL DRIVE
SUITE 1000
ARLINGTON, VA 22202
PH: 703.769.1082
CONTACT: FRANK ZAMBRANO

ATTORNEY:

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH PC
2200 CLARENDON BLVD., 13th FLOOR
ARLINGTON, VA 22201
PH: 703.528.4700
CONTACT: SARA MARISKA

CIVIL ENGINEER:

VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VA 22102
PH: 703.442.7800
CONTACT: JEFF KREPS P.L.A.

LANDSCAPE ARCHITECTURE:

PARKER RODRIGUEZ
101 NORTH UNION STREET
ALEXANDRIA, VA 22314
PH: 703.548.5010
CONTACT: DENNIS CARMICHAEL

ARCHITECTURE:

COOPER CARRY
625 NORTH WASHINGTON ST., SUITE 200
ALEXANDRIA, VA 22314
PH: 703.519.6152
CONTACT: LAYTON GOLDING

SHEET INDEX

- C-1 COVER SHEET
- C-2 FDPA / PCA AREA
- C-3 EXISTING CONDITIONS
- C-4 EXISTING VEGETATION PLAN
- C-5 FDPA / PCA PLAN
- C-5A PEDESTRIAN CIRCULATION PLAN
- C-6 NOTES AND TABULATIONS
- C-7 STORM WATER MANAGEMENT PLAN

- L-1.00 PLAZA AND PARKING
- L-1.01 PLAZA SITE FURNISHINGS



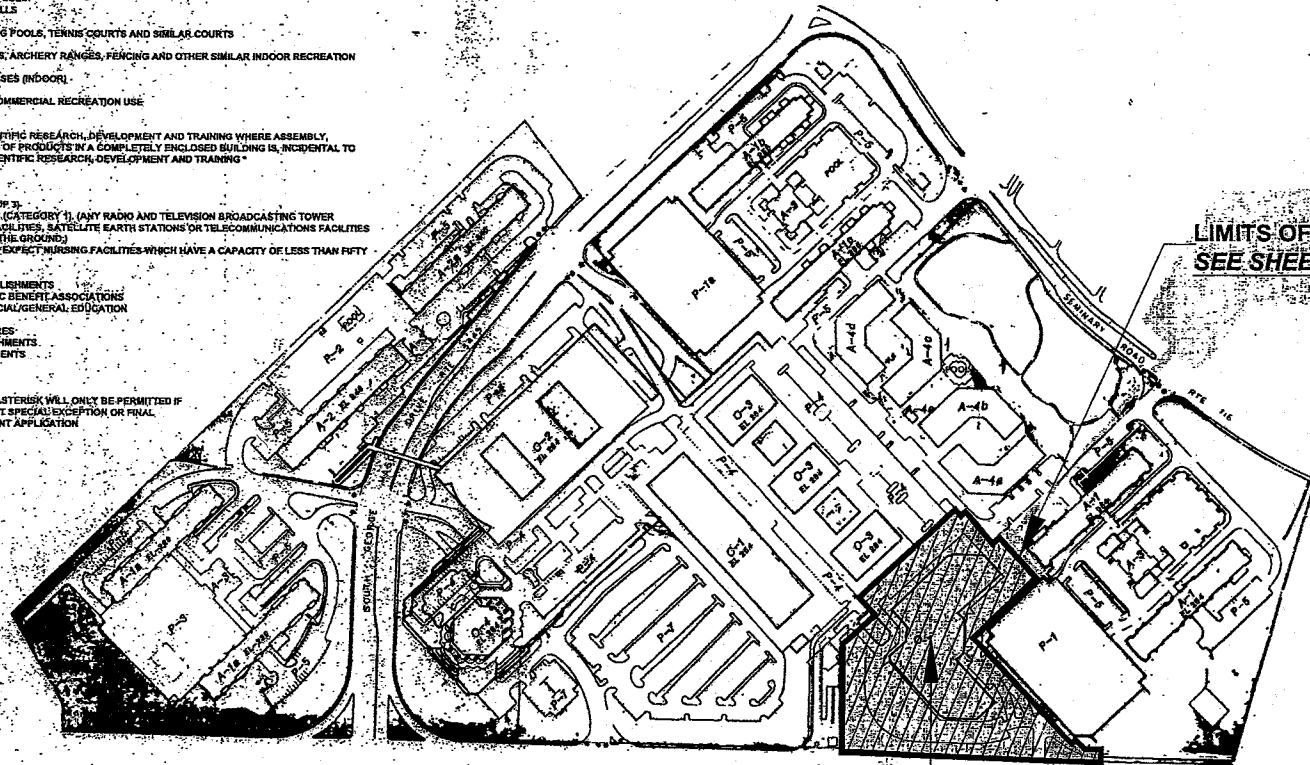
NO.	DATE	DESCRIPTION
4	7/15/2014	ADDRESS COMMENTS
3	8/23/2014	ADDRESS COMMENTS
2	5/22/2014	ADDRESS COMMENTS
1	1/31/2014	ADDRESS COMMENTS
COUNTY REVISIONS		



NOTES (COPIED FROM SHEET 2 OF THE ORIGINAL DEVELOPMENT PLAN DATED MAY 27, 2008)

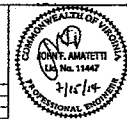
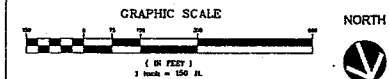
1. THE PURPOSE OF THE DEVELOPMENT PLAN AMENDMENT (DPAs) IS TO CLARIFY THE PERMITTED USES WITHIN SKYLINE CENTER.
2. THE PROPERTY THAT IS SUBJECT TO THIS DPAs IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 623 (11) 28, 30, 33, 34, 37, 38, 39, 40, 41B, 41C AND 42 (PART).
3. IT IS TO BE UNDERSTOOD THAT THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY ALSO BE ESTABLISHED IN THE BUILDINGS:
 - AMUSEMENT ARCADES
 - ACCESSORY USES AND ACCESSORY SERVICE USES
 - BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS
 - CHILD CARE CENTERS AND NURSERY SCHOOLS WHICH HAVE AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY
 - COMMERCIAL RECREATION USES:
 - BILLIARD AND POOL HALLS
 - BOWLING ALLEYS
 - COMMERCIAL SWIMMING POOLS, TENNIS COURTS AND SIMILAR COURTS
 - HEALTH CLUBS
 - INDOOR FIRING RANGES, ARCHERY RANGES, FENCING AND OTHER SIMILAR INDOOR RECREATION USES
 - MINATURE GOLF COURSES (INDOOR)
 - SKATING FACILITIES
 - ANY OTHER SIMILAR COMMERCIAL RECREATION USE
 - COMMUNITY USES:
 - EATING ESTABLISHMENTS
 - ESTABLISHMENT FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING WHERE ASSEMBLY, INTEGRATION AND TESTING OF PRODUCTS IN A COMPLETELY ENCLOSED BUILDING IS INCIDENTAL TO THE PRINCIPAL USE OF SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING
 - FAST FOOD RESTAURANTS
 - FINANCIAL INSTITUTIONS
 - HOTELS AND MOTELS
 - INSTITUTIONAL USES (GROUP 3):
 - LIGHT PUBLIC UTILITY USES (CATEGORY 1) (ANY RADIO AND TELEVISION BROADCASTING TOWER FACILITIES, MICROWAVE FACILITIES, SATELLITE EARTH STATIONS OR TELECOMMUNICATIONS FACILITIES WILL NOT BE LOCATED ON THE GROUND)
 - MEDICAL CARE FACILITIES, EXCEPT NURSING FACILITIES WHICH HAVE A CAPACITY OF LESS THAN FIFTY (50) BEDS
 - OFFICES
 - PERSONAL SERVICE ESTABLISHMENTS
 - PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS
 - PRIVATE SCHOOLS OR SPECIAL GENERAL EDUCATION
 - PUBLIC USES
 - QUICK SERVICE FOOD STORES
 - REPAIR SERVICE ESTABLISHMENTS
 - RETAIL SALES ESTABLISHMENTS
 - THEATRES
 - VETERINARY HOSPITALS

THE USES INDICATED WITH AN ASTERISK WILL ONLY BE PERMITTED IF APPROVED WITH A SUBSEQUENT SPECIAL EXCEPTION OR FINAL DEVELOPMENT PLAN AMENDMENT APPLICATION



**LIMITS OF PCA C-52-8
SEE SHEET 3 FOR FDPA C-52-14**

SITE



NO.	DATE	DESCRIPTION
4	7/15/2014	ADDRESS COMMENTS
3	6/23/2014	ADDRESS COMMENTS
2	5/22/2014	ADDRESS COMMENTS
1	1/25/2014	ADDRESS COMMENTS

COUNTY REVISIONS

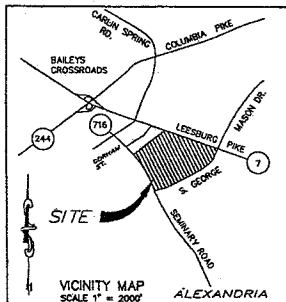
**OB-1 (SKY-7)
LOT 38B
SKYLINE CENTER
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

**FDPA C-52-14
AND
PCA C-52-8
AREA**

VKA REVISIONS

DATE:	11-14-2013
DES:	VKA
SCALE:	1" = 150'
PROJECT/FILE NO.:	VV5628RR
SHEET NO.:	C-2

VKA
CORPORATE & PLANNING & LANDSCAPE ARCHITECTS & ENGINEERS & SURVEYORS
VKA, VIRGINIA LLC
1400 CRENSHAW DRIVE
SUITE 200
FALLS CHURCH, VIRGINIA 22044
(703) 445-7800 FAX (703) 781-7377
WWW.VKA.COM



NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 062-3-((01)) AS PARCEL 308 AND IS ZONED POC.
2. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED WITHIN NON-PRINTED COMMUNITY PANEL NO. 5105000000000000. FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM).
3. THE PROPERTY SHOWN HEREON IS PART OF THE PROPERTY ACQUIRED BY CESC SKYLINE LLC BY DEED RECORDED IN DEED BOOK 18106 AT PAGE 741 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE MERIDIAN OF RECORD NORTH BASED ON PLAT OF SUBDIVISION RECORDED IN DEED BOOK 8200 AT PAGE 1112 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE VERTICAL DATUM SHOWN HEREON WAS ESTABLISHED FROM GPS MONUMENT #183 (CONCRETE MONUMENT W/ DISC) HAVING AN ELEVATION OF 154.50 AND A CHECK WAS MADE AT GPS MONUMENT #150 (A CONCRETE MONUMENT W/ DISC) HAVING AN ELEVATION OF 332.43.
5. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM A PUBLIC STREET (LEESBURG PIKE/ ROUTE 7) AS SHOWN HEREON.
6. EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR ROADWAYS.
7. COMMON BOUNDARY LINES WITH THE SUBJECT PROPERTY AND ADJOINING PARCELS ARE CONTIGUOUS, WITH NO GAPS, CORERS OR OVERLAPS, UNLESS NOTED OTHERWISE HEREON.
8. THE AREA OF THE SUBJECT PROPERTY AND THE RESPECTIVE PARCELS THEREOF AS SHOWN IS CORRECT.
9. TITLE REPORT PROVIDED BY STEWART TITLE GUARANTY COMPANY, ALTA LAND POLICY 10-17-82 ORDER NO. 20060207, REVISED 01-23-07 AND HAS BEEN INCORPORATED INTO THIS SURVEY.

METES AND BOUNDS DESCRIPTION:

BEING ALL OF THE LOT 388, SKYLINE AS RECORDED IN DEED BOOK 18106 AT PAGE 741 AND SHOWN ON A PLAT OF SUBDIVISION RECORDED IN DEED BOOK 8200 AT PAGE 1112, ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT MARKING THE NORTHEAST CORNER OF LOT 31, SKYLINE RECORDED IN DEED BOOK 8200 AT PAGE 1112 AMONG THE AFORESAID LAND RECORDS; SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF LEESBURG PIKE - ROUTE 7 (MOTOR VEHICLES); THENCE CONTINUING TO RUN WITH A PORTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF LEESBURG PIKE - ROUTE 7

1. SOUTH 85°47'38" EAST, 633.08 FEET TO A POINT MARKING THE NORTHEAST CORNER OF LOT 28, SKYLINE RECORDED IN DEED BOOK 8200 AT PAGE 1112 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF LEESBURG PIKE - ROUTE 7 AND RUNNING WITH THE WESTERLY LINES OF SAID LOT 28, SKYLINE THE FOLLOWING THREE (3) COURSES AND DISTANCES
2. SOUTH 24°12'22" WEST, 278.85 FEET TO A POINT; THENCE
3. SOUTH 69°10'02" WEST, 110.03 FEET TO A POINT; THENCE
4. SOUTH 20°49'58" EAST, 20.00 FEET TO A POINT MARKING THE NORTHEAST CORNER OF LOT 33, SKYLINE RECORDED IN DEED BOOK 8200 AT PAGE 1112 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID WESTERLY LINE OF LOT 33, SKYLINE AND RUNNING WITH THE NORTHERLY AND WESTERLY LINES OF LOT 33, SKYLINE THE FOLLOWING TWO (2) COURSES AND DISTANCES
5. SOUTH 88°10'02" WEST, 270.00 FEET TO A POINT; THENCE
6. SOUTH 20°49'58" EAST, 15.97 FEET TO A POINT MARKING THE NORTHEAST CORNER OF LOT 45, SKYLINE RECORDED IN DEED BOOK 8200 AT PAGE 1112 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID WESTERLY LINE OF LOT 33, SKYLINE AND RUNNING WITH THE NORTHERLY LINES OF SAID LOT 45 AND CONTINUING WITH THE WESTERLY LINE OF LOT 45, SKYLINE
7. SOUTH 89°10'02" WEST, 80.00 FEET TO A POINT; THENCE CONTINUING TO RUN WITH THE WESTERLY AND NORTHERLY LINES OF THE AFORESAID LOT 45, SKYLINE RECORDED IN DEED BOOK 8200 AT PAGE 1112 AMONG THE AFORESAID LAND RECORDS THE FOLLOWING TWO (2) COURSES AND DISTANCES
8. NORTH 20°49'58" WEST, 110.00 FEET TO A POINT; THENCE
9. SOUTH 89°10'02" WEST, 30.00 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THE AFORESAID LOT 32, SKYLINE; THENCE RUNNING WITH THE EASTERLY LINES OF SAID LOT 32, SKYLINE THE FOLLOWING THREE (3) COURSES AND DISTANCES
10. NORTH 20°49'58" WEST, 145.97 FEET TO A POINT; THENCE
11. NORTH 69°10'02" EAST, 242.00 FEET TO A POINT; THENCE
12. NORTH 20°49'58" WEST, 426.11 FEET TO THE POINT OF BEGINNING CONTAINING 280,553 SQUARE FEET OR 5.24685 ACRES OF LAND, MORE OR LESS AND BEING MORE PARTICULARLY SHOWN ON A CERTIFIED PLAT ENTITLED "06-1 (SKY-7), LOT 388, SKYLINE SUBDIVISION" PREPARED BY VIKI VIRGINIA, LLC AND DATED 11/14/2013.

LEGEND:

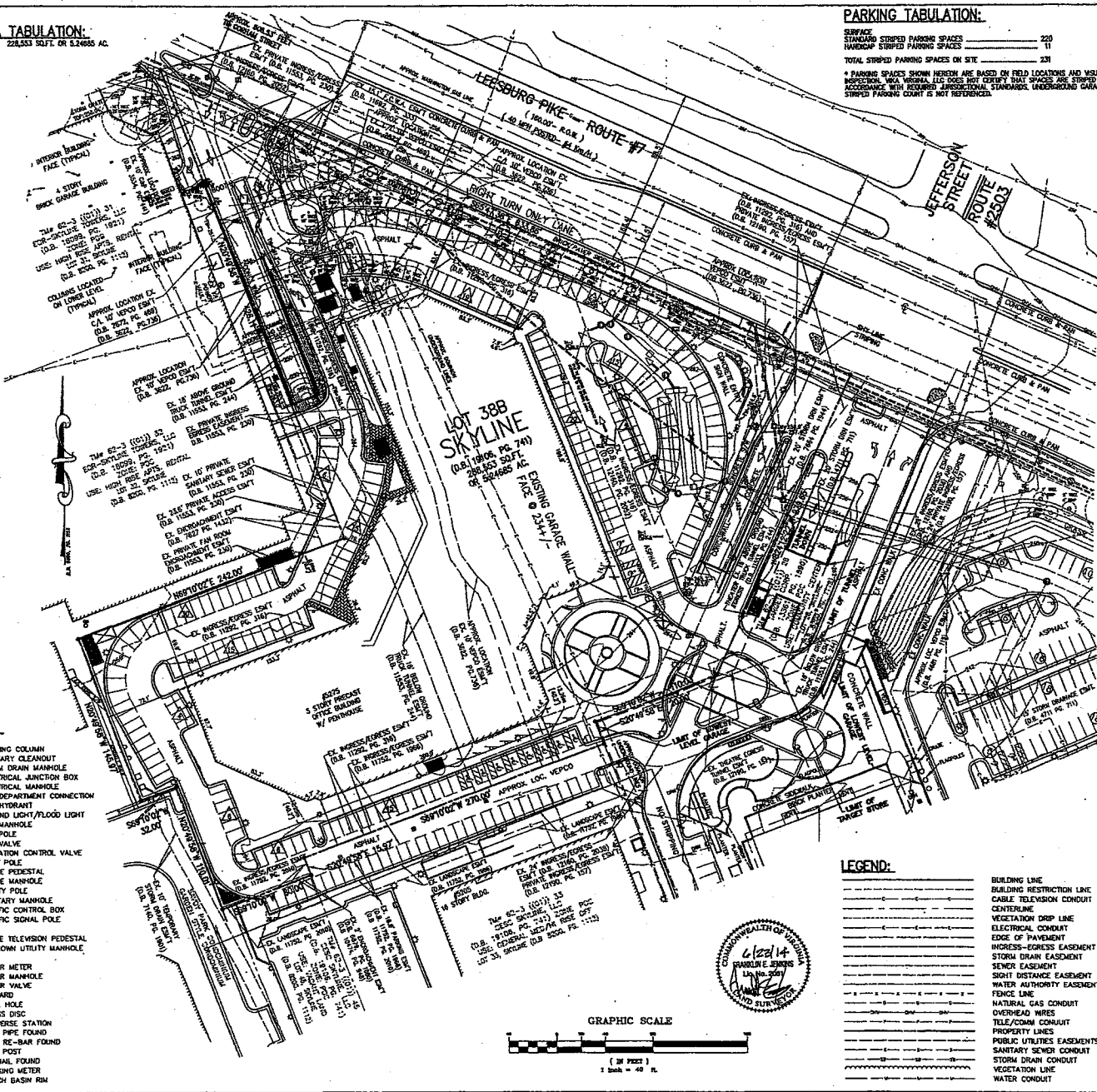
- EXISTING
- CONCRETE
- CATCH BASIN
- CURB AND GUTTER
- LINE OF PIPE
- STEELWALK
- BUILDING
- STORY
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- ELECTRICAL TRANSFORMER
- DEED BOOK
- ASPH
- THICKENED FLOOR ELEVATION
- ELEVATION
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- SANITARY SEWER
- STORM DRAIN
- BUILDING RESTRICTION LINE
- RIGHT-OF-WAY
- ROUTE
- APPROXIMATE

AREA TABULATION:

LOT 388 220,553 SQ. FT. OR 5.24685 AC.

PARKING TABULATION:

SURFACE STANDARD STRIPED PARKING SPACES 220
 LANDSCAPED STRIPED PARKING SPACES 1
 TOTAL STRIPED PARKING SPACES ON SITE 221
 * PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKI VIRGINIA, LLC DOES NOT GUARANTEE THAT SPACES ARE STRIPPED IN ACCORDANCE WITH ESTABLISHED ARCHITECTURAL STANDARDS. UNDERGROUND GARAGE STRIPED PARKING COUNT IS NOT REFERENCED.



VIKIR
 VIRGINIA, LLC
 1114/2013-ADDRESS
 11/23/2014-ADDRESS
 11/24/2013-PCA
 DATE 10/24/2013
 DES. SURV. FEJ
 SCALE: 1"=40'
 PROJECT/FILE NO. 5023-SV2
 SHEET NO. C-3

06-1 (SKY-7)
 LOT 388
 SKYLINE SUBDIVISION
 DEED BOOK 8200, PAGE 1114
 FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS
 PLAN

VIKIR REVISIONS
 11/23/2014-ADDRESS
 11/24/2013-PCA
 DATE 10/24/2013
 DES. SURV. FEJ
 SCALE: 1"=40'
 PROJECT/FILE NO. 5023-SV2
 SHEET NO. C-3

SHEET NO. C-4

GENERAL NOTES

- The purpose of this Proffered Condition Amendment (PCA) and the Final Development Plan Amendment (FDPA) is to make modifications to the approved office building on Fairfax County tax map 62-3 (11) 388 to convert up to 235,378 square feet of office GFA to alternative uses, and to establish up to 229,495 SF of office center space to health club space, within the existing building envelope.
- The property that is the subject of this FDPA is identified on the Fairfax County Zoning Map as 62-3-001-388.
- The Owner/Developer of the property are:
CEC SKYLINE LLC
C/O: VORNADO REALTY TRUST
210 ROUTE 4 E
PARAMUS, NJ 07652
- Boundary information has been taken from a Plat of Subdivision by VPKA, Inc. approved on November 20, 1991.
- The topography shown herein is field run at a contour interval of two feet from site plan entitled 7 Skyline Place (4237-SP-08) prepared by VPKA INC.
- To the best of our knowledge, there are no graves located on the subject property.
- To the best of our knowledge, there are no hazardous or toxic substances stored on the subject property. Further, the proposed uses presented herein will not generate, utilize, store, treat, or dispose of such substances on the property.
- In accordance with the Fairfax County Zoning Ordinance Section 16-403, minor deviations to the size, dimensions, footprints and locations of the proposed buildings, uses, walkways, plaza areas and utilities may result from final engineering design.
- The landscaping shown herein and on sheet L-1.00 and L-1.01 is provided to represent the design concept only and may vary with respect to specific plant types and actual locations pending a final architectural and engineering design, and placement of sidewalks and utilities. In addition, site furnishings and lighting shown are conceptual and provided to convey intent and level of quality-final locations, quantities, color(s) and manufacturer's may change and will be determined at final site plan / landscape plan review.
- The Limits of Clearing and Grading will be in substantial conformance with those shown on the Final Development Plan-See sheet C-7. The applicant/property owner reserves the right to modify the Limits of Clearing and Grading at the time of Site Plan approval based on As-Built conditions and utility requirements.
- At this time, a subdivision of the subject property is not proposed.
- There are trails required by the comprehensive plan located on the subject property (See Waiver request number 3 on this sheet).
- There is no flood plain or environmental quality corridor (EQC) located on the subject property.
- Storm water management and BMP for the existing site was addressed with the original site plan (No. 4237-SP-008). The proposed improvements consist of internal building renovations and modifications to the existing parking lot. The disturbed area is limited to above the existing garage, and there will be no increase in impervious area associated with the improvements. See sheet C-7 for additional SWMM/BMP narrative.
- The location of utilities are approximate and may change with final engineering. The site is currently served by both existing public sewer and water and the modifications shall be connected to these existing utilities.
- To the best of our knowledge, the proposed development conforms to all applicable land development ordinances, regulations, and adopted standards, with the exception of those waivers requested. (See waivers for justifications)
- The subject property associated with the proposed FDPA/PCA consist of 5.24638978 acres or 228,533 SF.
- The subject property is located in Bailey's Community Business Center of the Bailey's Planning District in Area 1. Additionally, the subject property lies within the "HC" and "SC" overlay districts and the Bailey's Crossroads/Seven Corners Revitalization District.
- Existing zoning patterns adjacent to the subject property are:
To the North: C-8 zone, Burlington Coat Factory - Retail
To the West: PDC zone, Skyline Associates - Residential User/Garage
To the East: PDC zone, Target - Retail
To the South: PDC zone, Skyline - O-3 Office
- The site possesses no significant scenic assets or natural features.
- The proposed modifications to existing Office Building O-1 conform to the adopted policies contained in the Comprehensive Plan of Fairfax County, except as may be shown herein. The proposed development will have no foreseen adverse effects on the adjacent properties.
- The proposed development conforms to the adopted comprehensive plan and policies of Fairfax county. No adverse effects are foreseen on the adjacent properties.
- The development schedule for the remaining development at Skyline is dependent upon Fairfax County plan processing and required County approvals.
- The site is currently served by public water and sewer.
- Soil erosion and sedimentation control methods will be provided prior to any clearing, grading, or construction. Such methods to include earth berms, gravel filters and/or silt traps, where necessary. Silt traps will be constructed around all storm sewer structures.
- Additional site features such as outdoor dining, security gates, gazebos, trellis, entrance signs and/or walls not represented herein may be provided at time of site plan preparation.
- Applicant reserves the right to exceed the minimum parking requirement based upon market conditions and parking requirements for approved secondary uses without necessity for a Proffer Condition Amendment as long as there is no decrease in open space, landscaping or increase in building gross square footage.
- Applicant reserves the right to make minor modifications to on-site parking and traffic circulation at time of site plan review.
- There are no improvements proposed along Route 7 or within the public right-of-way with these plans.
- There are no existing utility easements with a width of 25' or greater on this site.

WAIVERS AND MODIFICATIONS: THE FOLLOWING ARE REQUESTS FOR WAIVERS AND/OR MODIFICATIONS TO THE ZONING ORDINANCE AND PFR.

- THE APPLICANT REQUESTS A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS OF SECTION 15-403, PARAGRAPHS (1), (9) AND (9) OF THE FAIRFAX COUNTY ZONING ORDINANCE BETWEEN USES WITHIN THE SITE ZONED PDC AND ADJACENT MULTI-FAMILY RESIDENTIAL PROPERTY LINES.
- THE APPLICANT REQUESTS A WAIVER OF ARTICLE 17-201 OF THE FAIRFAX COUNTY ZONING ORDINANCE REGARDING THE SERVICE DRIVE ALONG ROUTE 7.
- THE APPLICANT REQUESTS A WAIVER OF THE 8' ASPHALT TRAIL ALONG ROUTE 7 SO THEY MAY MAINTAIN THE EXISTING SIDEWALKS WITHIN VDOT RIGHT-OF-WAY.
- THE APPLICANT REQUESTS A WAIVER OF THE BAILEY'S CROSSROADS COMMUNITY BUSINESS CENTER AREA 1 STREETSCAPE STANDARDS IN FAVOR MAINTAINING THE EXISTING SIDEWALK SYSTEM AND LANDSCAPING AS SHOWN ON SHEETS C-3 AND C-5.

NOTE:

THERE IS NO PROPOSED INCREASE IN GFA WITH THIS APPLICATION, AND DISTURBANCE TO THE SITE PRESENTS A MINOR THREAT TO THE EXISTING VEGETATION-PER 12-2003. THE APPROVED LANDSCAPE PLAN AND ASSOCIATED TREE CANOPY COVERAGE WILL BE RETAINED EXCEPT FOR THE MODIFICATIONS SHOWN HEREON. HOWEVER, ALL APPLICABLE REQUIREMENTS OF THE PFR WILL BE MET AT TIME OF FINAL SITE PLAN.

THERE IS NO BULK PLANE REQUIREMENT IN THE PDC ZONE. THE EXISTING BUILDING WAS CONSTRUCTED WITH SP# 4237-SP-08

OVERALL SKYLINE CENTER PARKING TABULATIONS FOR CHANGE OF USE IN OB-1 (SKY-7) TO INCLUDE OFFICE, RETAIL, HEALTH CLUB AND EATING ESTABLISHMENT USES (UPDATED NOVEMBER 18, 2013)

TOTAL PARKING	13,806	10,906	2,900
THE APPLICATION TO ALLOW A PARKING REDUCTION OF 25% FOR THE OFFICE OPTION WAS GRANTED BY THE BOARD ON MAY 10, 1993 PCA C-83-3			
UNDER THE OFFICE OPTION A 25% REDUCTION OR 3,380 OF THE REQUIRED PARKING SPACES WAS GRANTED.			
(NOTE: THE OFFICE USE HAS NOT DEVELOPED TO THE MAXIMUM ALLOWABLE GFA APPROVED UNDER THE PARKING REDUCTION.)			
2,900 SPACES OR 21% OF GRANTED 25% PARKING REDUCTION WILL BE UTILIZED BY THIS DEVELOPMENT SCENARIO.			
THE AVAILABLE PARKING REDUCTION REMAINING FOR FUTURE CHANGE OF USES 680 SPACES OR 5% OF REQUIRED PARKING COUNT.			
NOTES:			
***** REQUIRED PARKING RATES FOR ALL USES AS SPECIFIED IN THE ZONING ORDINANCE:			
(SEE ATTACHMENT 2 TENANT LIST FOR REQUIRED PARKING BY USE)			
1. OFFICE USE - 2.8 SPACES PER 1,000 GSF (FOR OFFICES OF 125,000 GSF OR GREATER)			
2. RETAIL USE - 1 SPACE PER 200 NET SF FOR FIRST 1,000 SF, PLUS 5 SPACES FOR EACH ADDITIONAL 1,000 NET SF. (NOT INCLUDING 12,938 SF CELLAR STORAGE)			
3. FAST FOOD RESTAURANT - 1 SPACE PER 2 SEATS FOR TABLE AND COUNTER SEATING			
4. RECREATIONAL USE - PARKING FOR THIS USE NOT LISTED IN ZONING ORDINANCE AND WAS ESTABLISHED BY THE ZONING ADMINISTRATOR WITH THE APPROVAL OF PCA C-52-3.			
5. DWELLING, MULTI-FAMILY - 1.6 SPACES PER UNIT.			
6. EATING ESTABLISHMENT - 1 SPACE PER 4 SEATS AT TABLES, 1 SPACE PER 2 EMPLOYEES, 1 SPACE PER 2 SEATS AT COUNTER OR BAR			
7. BUSINESS SERVICE ESTABLISHMENT - 1 SPACE PER 300 NET SF OF FLOOR AREA.			
8. CHILD CARE CENTER - 0.16 SPACES PER CHILD FOR A CENTER WITH A MAX. DAILY ENROLLMENT OF 100 OR MORE.			
9. BASED ON FIELD COUNT PERFORMED BY VPKA IN JULY 2009.			
ALL PROPOSED PARKING WILL MEET THE REQUIRED PARKING RATES SHOWN ABOVE.			

NOTE:

SPECIFIC PARKING TAB FOR THIS PROJECT =
EXISTING SPACES TO BE REMOVED = 36
PROPOSED PARKING SPACES = 11
NET LOSS OF PARKING = 25 SPACES

SITE TABULATION

USE CLASSIFICATION	BUILDING GROUP	SKYLINE BUILDING NUMBER	APPROVED GSF PER PCA C-83-3 / FDPA C-52-3 (OFFICE OPTION)	GSF PER AS-BUILT PLANS	REMAINING IMPROVABLE GSF WHICH CAN BE DEVELOPED UNDER OFFICE OPTION PER PCA C-83-3 / FDPA C-52-3
OFFICE	O-1	SEVEN SKYLINE (DETA)	504,000	360,251 (EXCLUDES 71,597 SF OF CELLAR SPACE)	143,789
OFFICE	O-2	OFFICE BUILDINGS 4, 5 & 6	865,835	856,148 29,687 TOTAL = 885,835	0 (BULMS GFA TRANSFERRED TO BLDG O-4 WITH PCA C-52-3 / FDPA C-52-3)
RETAIL/PERSONAL SERVICE/DELI	O-3	OFFICE BUILDINGS 1, 2 & 3	821,600	785,452 33,901 3,886 1,700 2,749 1,583 2,650 4,183 1,920 TOTAL = 815,349	16,251
OFFICE	O-4*	ONE SKYLINE TOWER	525,101	524,888	113

TOTAL APPROVED GSF IN ALL BUILDINGS	2,746,536 GSF
TOTAL EXISTING GSF IN ALL BUILDINGS	2,586,383 GSF (EXCLUDES 71,597 SF CELLAR IN BLDG O-1)
TOTAL REMAINING GSF AVAILABLE FOR FUTURE DEVELOPMENT	160,153 GSF

APPLICATION LAND AREA IN PCA C-52-8 / FDPA C-52-14: 228,533 SF OR 5.25 ACRES
COUNTY PARCEL IDENTIFICATION ASSOCIATED W/ APPLICATION: TAX MAP 62-3 (11) 388
EXISTING FLOOR AREA RATIO (FAR) FOR SEVEN SKYLINE: 1.5761881
PROPOSED FLOOR AREA RATIO (FAR) FOR SEVEN SKYLINE: SAME (NO CHANGE)
EXISTING BUILDING HEIGHT: 5 STORES (WITH PENTHOUSE) OR 80 FEET
PROPOSED BUILDING HEIGHT: SAME (NO CHANGE)
*O-4 GSF: 493,236 SF w/ O-4 + 31,752 w/ O-4 ADDITION = 524,988 SF.

VIKA
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OB-1 (SKY-7)
LOT 388
SKYLINE CENTER
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

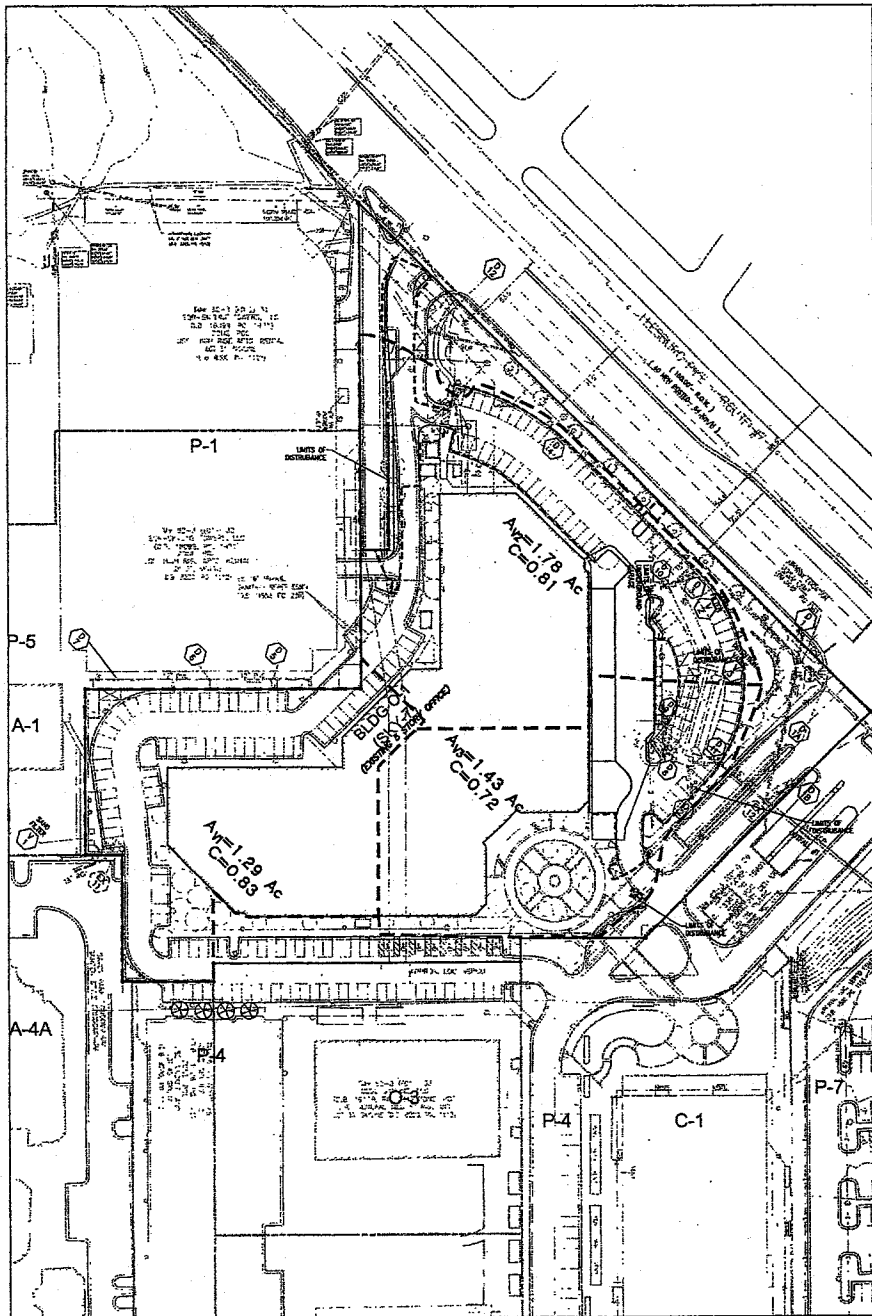
NOTES AND TABULATIONS

VIKA REVISIONS

NO.	DATE	DESCRIPTION
1	11-14-13	DATE
2	DES.	VIKA
3	DWN.	VIKA
4	SCALE:	NOT TO SCALE
5	PROJECT/FILE NO.	W5623RR
6	SHEET NO.	C-6



NO.	DATE	DESCRIPTION
1	7/15/2014	ADDRESS COMMENTS
2	8/23/2014	ADDRESS COMMENTS
3	8/23/2014	ADDRESS COMMENTS
4	1/23/2014	ADDRESS COMMENTS
5		DESCRIPTION
6		COUNTY REVISIONS



STORMWATER MANAGEMENT NARRATIVE

THE SUBJECT SITE IS 5.25 ACRES AND IS FULLY DEVELOPED. IT CONSISTS OF A 3 STORY BUILDING WITH PORCHES AND AN UNDERGROUND GARAGE. RUNOFF FROM THE PROPOSED PARKING LOT IMPROVEMENTS IS DIRECTED TO EXISTING INLETS THAT DRAIN TO EITHER SAND FILTER V2 OR DETENTION VAULT V3. THE EXISTING UNDERGROUND VAULT OUTFALLS TO THE CLOSED CONDUIT STORM DRAIN SYSTEM AT EX. STRUCTURE D-12 THAT WAS CONSTRUCTED WITH APPROVED COUNTY PLAN NO. 4237-SF-008. THE IMPROVEMENTS ADJACENT TO EX. STRUCTURE D-12 ARE 4.57 ACRES WHICH YIELDS A TWO YEAR FLOW OF 27 CFS AND A 10 YEAR FLOW OF 100 CFS (UNDETERMINED). FOR APPROVED COUNTY PLAN NO. 4237-SF-008, THE ROUTED 10 YEAR DISCHARGE FROM V3 AND UNDETERMINED FLOW FROM D-12 TOTAL 108 CFS WHICH IS LESS THAN ALLOCATED WITH THE 4237-SF-008 PLANS. EXISTING DRAINAGE DIVIDES WILL BE HONORED AND THERE WILL BE NO INCREASE IN IMPERVIOUS AREA DUE TO THE IMPROVEMENTS.

WATER QUALITY NARRATIVE

BMP CONTROLS WERE PROVIDED WITH APPROVED COUNTY PLAN NO. 4237-SF-008 IN THE FORM OF TWO STORMWATER FARM COUNTY (FOUR) NO. SAND FILTERS. BOTH FACILITIES AND THE UNDERGROUND VAULT V3 USED FOR DETENTION ARE PRIVATELY OWNED AND MAINTAINED. THE PROPOSED IMPROVEMENTS INCLUDE BUILDING RENOVATIONS AND MODIFICATIONS TO THE EXISTING PARKING LOT. THE AREAS ASSOCIATED WITH THESE IMPROVEMENTS ADJACENT TO EITHER SAND FILTER V2 OR UNDERGROUND DETENTION VAULT V3, THE DISTURBED AREA OF 0.46 ACRES IS PRIMARILY LOCATED ABOVE THE EXISTING UNDERGROUND GARAGE AND THERE WILL BE NO INCREASE IN IMPERVIOUS AREA DUE TO THESE IMPROVEMENTS. THEREFORE, THE PROJECT PHOSPHORUS RUNOFF POLLUTION LOAD AFTER REDEVELOPMENT SHALL NOT EXCEED THE EXISTING PHOSPHORUS RUNOFF POLLUTION LOAD.

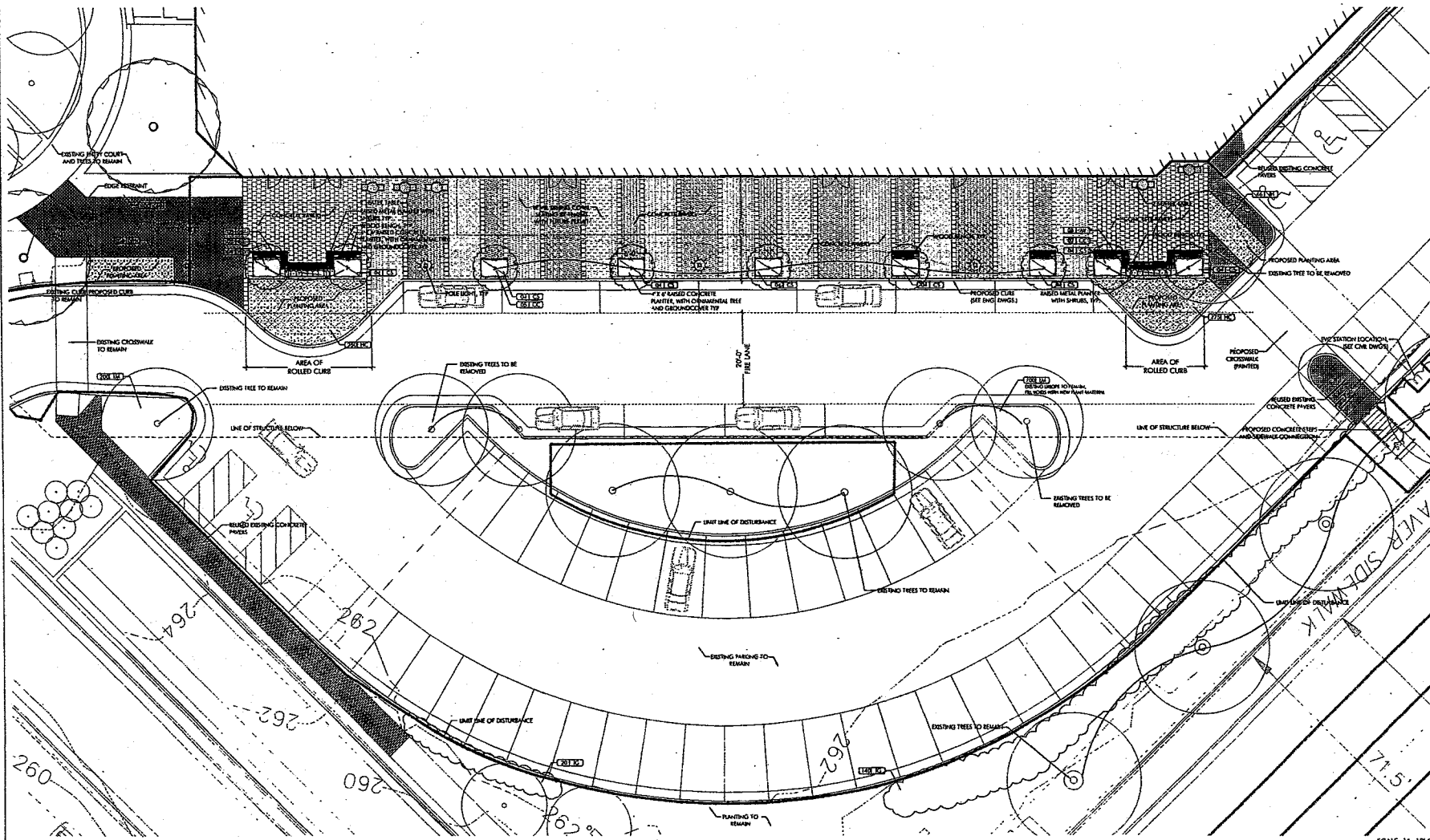
MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the subdivision requirement with justification shall be submitted. Note: Waivers will be subject upon satisfactory review to adequately address the required information information may result in a denial to processing this application.

This information is required under the following zoning Ordinance paragraphs:
 Special Permit (S-11) 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6, 2.1.7, 2.1.8, 2.1.9, 2.1.10, 2.1.11, 2.1.12, 2.1.13, 2.1.14, 2.1.15, 2.1.16, 2.1.17, 2.1.18, 2.1.19, 2.1.20, 2.1.21, 2.1.22, 2.1.23, 2.1.24, 2.1.25, 2.1.26, 2.1.27, 2.1.28, 2.1.29, 2.1.30, 2.1.31, 2.1.32, 2.1.33, 2.1.34, 2.1.35, 2.1.36, 2.1.37, 2.1.38, 2.1.39, 2.1.40, 2.1.41, 2.1.42, 2.1.43, 2.1.44, 2.1.45, 2.1.46, 2.1.47, 2.1.48, 2.1.49, 2.1.50, 2.1.51, 2.1.52, 2.1.53, 2.1.54, 2.1.55, 2.1.56, 2.1.57, 2.1.58, 2.1.59, 2.1.60, 2.1.61, 2.1.62, 2.1.63, 2.1.64, 2.1.65, 2.1.66, 2.1.67, 2.1.68, 2.1.69, 2.1.70, 2.1.71, 2.1.72, 2.1.73, 2.1.74, 2.1.75, 2.1.76, 2.1.77, 2.1.78, 2.1.79, 2.1.80, 2.1.81, 2.1.82, 2.1.83, 2.1.84, 2.1.85, 2.1.86, 2.1.87, 2.1.88, 2.1.89, 2.1.90, 2.1.91, 2.1.92, 2.1.93, 2.1.94, 2.1.95, 2.1.96, 2.1.97, 2.1.98, 2.1.99, 2.1.100, 2.1.101, 2.1.102, 2.1.103, 2.1.104, 2.1.105, 2.1.106, 2.1.107, 2.1.108, 2.1.109, 2.1.110, 2.1.111, 2.1.112, 2.1.113, 2.1.114, 2.1.115, 2.1.116, 2.1.117, 2.1.118, 2.1.119, 2.1.120, 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2.2.231, 2.2.232, 2.2.233, 2.2.234, 2.2.235, 2.2.236, 2.2.237, 2.2.238, 2.2.239, 2.2.240, 2.2.241, 2.2.242, 2.2.243, 2.2.244, 2.2.245, 2.2.246, 2.2.247, 2.2.248, 2.2.249, 2.2.250, 2.2.251, 2.2.252, 2.2.253, 2.2.254, 2.2.255, 2.2.256, 2.2.257, 2.2.258, 2.2.259, 2.2.260, 2.2.261, 2.2.262, 2.2.263, 2.2.264, 2.2.265, 2.2.266, 2.2.267, 2.2.268, 2.2.269, 2.2.270, 2.2.271, 2.2

SKYLINE BUILDING 7

PARKER RODRIGUEZ, INC.
131 North Linden St., #200
Alhambra, CA 91801
714.842.5010



SKYLINE PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
Ornamental Trees						
CC	9	Cercis canadensis	Eastern Redbud	8-10' ht.	B&B	single stem; full branching
Shrubs						
CS	36	Cotoneaster salicifolius 'Repens'	Spreading Willowleaf Cotoneaster	18-24" ht.	B&B	full branching; upright
IG	160	Ilex glabra 'Nigra'	Compact Inkberry	30"-36" ht.	B&B	full branching; upright
Perennials / Groundcover						
AV	16	Andropogon virginicus	Broom Sedge	1 Gal.	PP	18" O.C.
HC	425	Hypericum calycinum	St. John's Wort	2 1/4"	PP	12" O.C.
JH	102	Juniperus horizontalis 'Bar Harbor'	Creeping Juniper	2 1/4"	PP	24" O.C.
LM	1000	Liriodendron 'Big Blue'	Big Blue Liriodendron	2 1/4"	PP	12" O.C.

FURNITURE SCHEDULE

SYMBOL	DESCRIPTION
[Symbol]	WOODEN BENCH
[Symbol]	RAISED SQUARE CONCRETE PLANTER
[Symbol]	LINEAR METAL PLANTER
[Symbol]	2 SEATER TABLE
[Symbol]	LIGHT POLE

PLAZA AND PARKING

ORIGIN: AS SHOWN

DESIGNED BY

DC, SH

DRAWN BY

SH, J, R

CHECKED BY

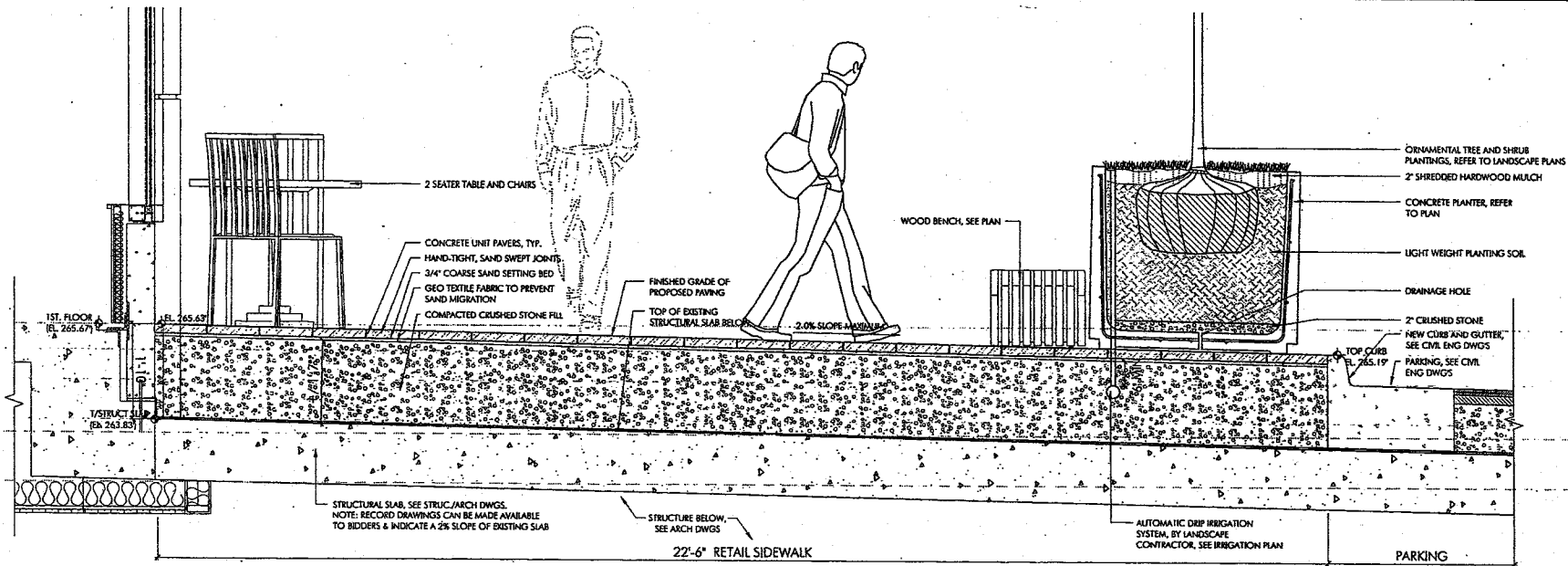
DC

DATE

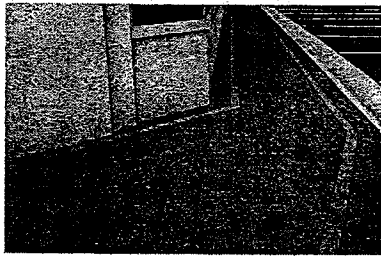
SCALE

1" = 10'-0"

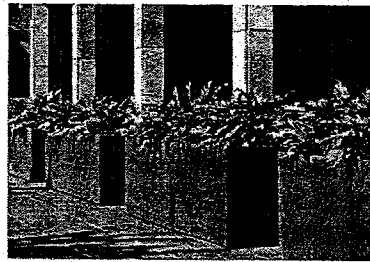
L1.00



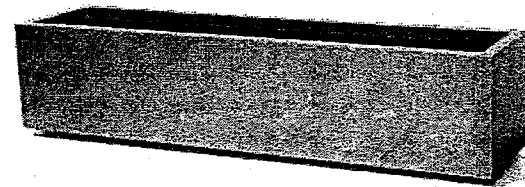
01 SOUTHEAST SIDEWALK SECTION
SCALE: 1"=1'-0"



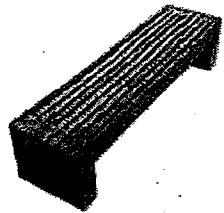
02 REUSED EXISTING CONCRETE PAVERS



03 RAISED SQUARE CONCRETE PLANTER



04 LINEAR METAL PLANTER



05 WOOD BENCH



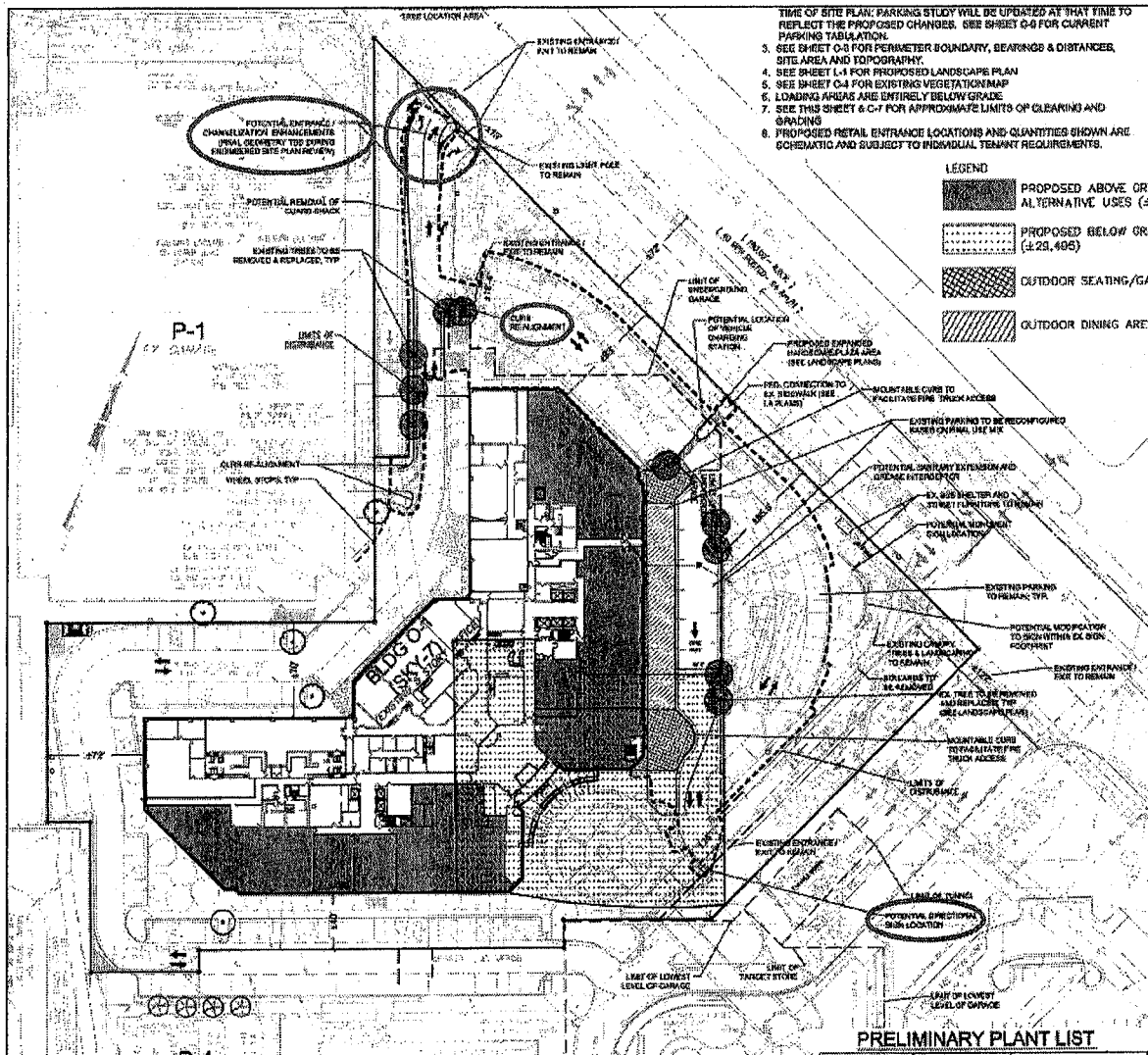
06 2 SEATER TABLE



07 LIGHT FIXTURE



EXHIBIT A



Traffic Circulation Plan

REVITALIZATION



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: PCA -C-052-08
FDPA -C-052-14
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning

FEB 04 2014

APPLICATION FOR A REZONING (PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), CESC Skyline LLC, the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDC District to the PDC District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA	(<input checked="" type="checkbox"/>)	CDP	()	FDP	()	CDPA	()	FDPA	(<input checked="" type="checkbox"/>)
-----------------------------	-----	-----------------------------------------	-----	-----	-----	-----	------	-----	------	-----------------------------------------

LEGAL DESCRIPTION:

See Attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

62-3	01		38B	Approx. 5.24685 acres
				5.25 ac
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

5275 Leesburg Pike, Falls Church, Virginia 22041

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Southwest quadrant of the intersection of Leesburg Pike (Route 7) and South Jefferson Street (Route 2503).

PRESENT USE: Office	PROPOSED USE: Mixed-use
MAGISTERIAL DISTRICT: Mason	OVERLAY DISTRICT (S): CRD, SC, HC

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Sara V. Mariska, Agent

Type or Print Name
 Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Blvd, Suite 1300, Arlington, VA 22201
Address

Sara V. Mariska
Signature of Applicant or Agent
 (Work) 703-528-4700 (Mobile) _____
Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: March 7, 2014

Fee Paid \$ 16,330.00

PCA -C -052-08

Zoning Application Closeout Summary Report

Printed: 8/27/2014

General Information

APPLICANT: CESC SKYLINE LLC
DECISION DATE: 07/29/2014
CRD: YES
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: CASEY GRESHAM
SUPERVISOR DISTRICT: MASON

DECISION SUMMARY:

ON JULY 29, 2014, THE BOARD UNANIMOUSLY APPROVED PCA C-052-08 ON A MOTION BY SUPERVISOR GROSS SUBJECT TO PROFFERS DATED JULY 17, 2014. (THE PLANNING COMMISSION PREVIOUSLY APPROVED FDAP C-052-14 ON JULY 24, 2014, SUBJECT TO DEVELOPMENT CONDITIONS).

APPLICATION DESCRIPTION:

AMEND RZ C-052 TO PERMIT SITE MODIFICATIONS TO CONDITIONS ASSOCIATED WITH RZ -C-052

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDC	5.25 ACRES

Tax Map Numbers

0623 ((01)) () 0038 B

Approved Land Uses

Zoning District: PDC

LAND USE	DU'S	RES LAND AREA	ADU'S	WU'S	GFA	FAR	NRES LAND AREA
EATING/EST							
FINANCIAL							
HLTH/CL/CR					29,495		
MULTI-OP							
NO-NEW-GFA							
PERS/SVC/E							
REMAIN-EX							
RETAIL/EST					35,375	0.15	5.25 ACRES
TOTALS					64,870	0.15	5.25 ACRES

8/27/2014

Approved Waivers/Modifications

MODIFY STREETSCAPE & TRAIL REQUIREMENT
WAIVE TRANSITIONAL SCREENING REQUIREMENT
MODIFY MAX FAR REQUIREMENT
WAIVE BARRIER REQUIREMENT
MODIFY TRAIL REQUIREMENT
WAIVE SERVICE DRIVE REQUIREMENT

Approved Proffers

PROFFER STATEMENT DATE: 07-17-2014

<u>PROFFER</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIR. DTE</u>
SECONDARY USES IN P DISTRICT	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 07-17-2014

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
OTHER - TRANSPORTATION	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE - TRANSPORTATION	01-01-0001	0	N/A	0	01-01-0001

8/27/2014

FDPA -C -052-14

Zoning Application Closeout Summary Report

Printed: 8/27/2014

General Information

APPLICANT: CESC SKYLINE LLC
DECISION DATE: 07/24/2014
CRD: NO
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: CASEY GRESHAM
SUPERVISOR DISTRICT: MASON

DECISION SUMMARY:

ON JULY 24, 2014, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDPA C-052-14 ON A MOTION BY COMMISSIONER HALL SUBJECT TO DEVELOPMENT CONDITIONS DATED JULY 24, 2014.

APPLICATION DESCRIPTION:

AMEND FDP -C-052 TO PERMIT SITE MODIFICATIONS

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDC	5.25 ACRES

Tax Map Numbers

0623 ((01)) 0038 B

Approved Land Uses

Zoning District: PDC

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
EATING/EST							
FINANCIAL							
HLTH/CL/CR					29,495		
MULTI-OP							
NO-NEW-GFA							
PERS/SVC/E							
REMAIN-EX							
RETAIL/EST					35,375	0.15	5.25 ACRES
TOTALS					64,870	0.15	5.25 ACRES

8/27/2014

Approved Waivers/Modifications

MODIFY STREETSCAPE & TRAIL REQUIREMENT
MODIFY MAX FAR REQUIREMENT
WAIVE TRANSITIONAL SCREENING REQUIREMENT
WAIVE BARRIER REQUIREMENT
MODIFY PAVED TRAIL REQUIREMENT
WAIVE SERVICE DRIVE REQUIREMENT

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 07-24-2014

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG.#</u>	<u>TRIG.EVENT</u>	<u>CONTRIB</u>	<u>EXPIR.DTE</u>
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	N/A	0	01-01-0001

8/27/2014